



1

## Design Review Board Study Session

**TO:** DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, PLANNER II *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 13, 2014

**SUBJECT:** DR13-43, TRAPEZE U

<b>STRATEGIC INITIATIVE:</b> Economic Development
---

The proposal will enhance commercial development within the Town on a developed property.

### **REQUEST**

DR13-43: Trapeze U: site plan, landscape plan, grading and drainage, building elevations, lighting, colors and materials, located at the southeast corner of 144th Street and Pecos Road, zoned Business Park (BP) zoning district.

### **RECOMMENDED MOTION**

Request for input only. No motion required.

## **APPLICANT/OWNER**

Company: Paramount Design  
Name: Howard Li  
Address: 3949 N. Arboles Circle  
Mesa, AZ 85204  
Phone: 602-882-5608  
Email: hwrldli@aol.com

Company: Flying Panda LLC  
Name: N/A  
Address: 815 E. Pecos Rd.  
Gilbert, AZ 85296  
Phone: N/A  
Email: N/A

## **BACKGROUND/DISCUSSION**

### **History:**

Date Action  
*March 25, 2008* The Town Council adopted Ordinance No. 2131 in annexation case A07-86 annexing the 1 acre subject site.

*June 10, 2008* The Town Council adopted Ordinance No. 2171 in rezoning case Z07-126 for the 1 acre subject site.

### **Overview:**

The subject site is zoned Business Park (BP) and is currently developed with a mobile office structure, garage building and trapeze apparatus. The Trapeze U facility exists on the subject site today. However the applicant/ owner proposes to remove the existing buildings and construct a new multi-phased development for a new trapeze school for Trapeze U, the current site user. Phase I would include a 6,540 sq. ft. building with offices and indoor trapeze area as well as outdoor trapeze area on the eastern side of the building. Phase II would include an additional indoor area of approximately 2,000 sq. ft. and would be attached to the Phase I building.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
North	Residential > 3.5 – 5 DU/ Acre	Pecos Road then SF-8
South	Business Park (BP)	Maricopa County Rural 43
East	Business Park (BP)	Maricopa County Rural 43
West	Neighborhood Commercial (NC)	144 <sup>th</sup> Street then canal then existing San Tan Village Commercial Center
Site	Business Park (BP)	Business Park (BP)

**Project Data:**

Current zoning	Business Park (BP)	
	<b>Required per LDC</b>	<b>Proposed</b>
Lot area	--	1 acre
Total building area	--	6,540 sq. ft. (Phase I) 2,000 sq. ft. (Phase II) 1,902 sq. ft. (outdoor trapeze area)
Building height	35' (2- story)	24' (1- story)
Landscape	Min. 15% of net lot area	32%
Parking:	Vehicular Parking: Entertainment and Recreation Indoor - 1 space per 150 sq. ft. Entertainment and Recreation Outdoor - 2 spaces. General Office - 1 space per 250 sq. ft.	33 spaces required <b>38 spaces provided</b>

**DISCUSSION****Site**

The proposed trapeze school will have one (1) access point to the 1 acre subject site from 144<sup>th</sup> Street. The orientation of the newly proposed 6,540 sq. ft. building will have the front entrance on the southern elevation. The proposed Trapeze U building will be 1-story in height (24' high). The uses within the proposed building will include Entertainment and Recreation uses, indoor and outdoor, with associated General Office uses. The proposed building will be well articulated on all four elevations. The outdoor trapeze apparatus will be relocated on the site and will now be located on the eastern portion of the proposed building but will continue to be setback from the east property line by approximately 25'. The proposed parking on the subject site will be located on the south side.

**Landscape**

The landscape plan provides perimeter landscaping on all four sides of the overall site as well as significant landscaping along the adjacent roadways. Staff believes the building could use some additional foundation landscaping. Landscape islands will be required at a minimum of one for every 8 spaces.

**Elevations**

Staff did not identify any significant issues with the elevations design. There is a good use of materials and colors with the combination of stucco, glass, and metal. As the current proposal

shows multiple phases, the applicant will have to provide separate elevations for both Phase I and Phase II as well as show the outdoor trapeze apparatus. Currently it appears only Phase I is demonstrated on the provided elevations. Colors include red, brown, blue and gray and the overall colors, materials and architecture produce a composition with a contemporary industrial look.

### **Lighting**

The photometric plans proposed appear to comply with the LDC requirements of a maximum of 0.3 footcandles at the property line, not including street lighting and include both pole-mounted lighting and wall lighting. All site lighting will be required to comply with Town codes.

### **REQUESTED INPUT**

Staff seeks input from the Board on any observations regarding the site, landscape, building articulation, aesthetic features, colors and materials.

Respectfully submitted,



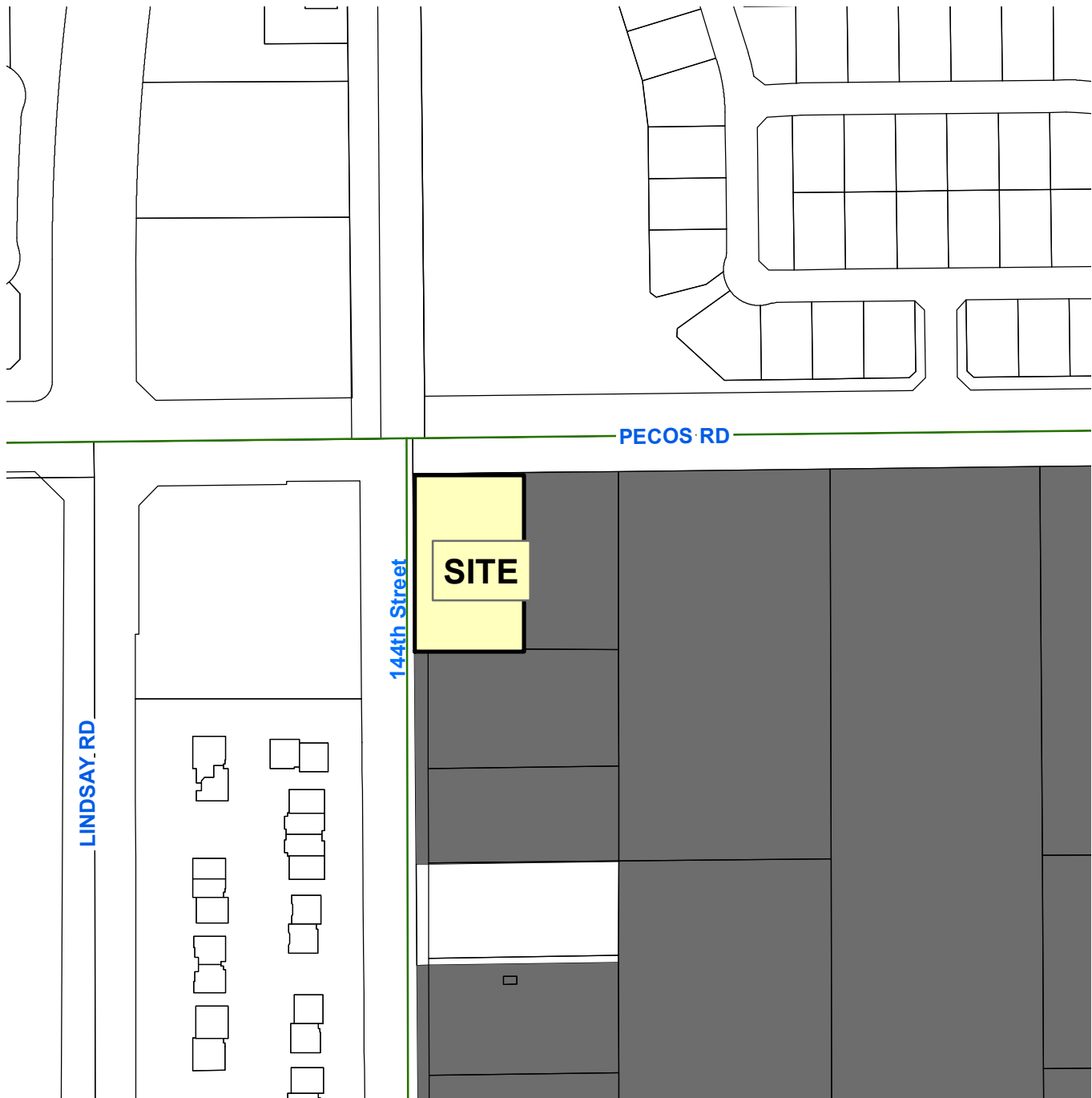
Nathan Williams  
Planner II

### **Attachments:**



1. Vicinity Map
2. Aerials (2 pages)
3. Site Plan
4. Landscape Plan
5. Building Elevations (2 pages)
6. Floorplan
7. Grading and Drainage Plan
8. Lighting Plan

*Vicinity Map*

*SITE LOCATION:*



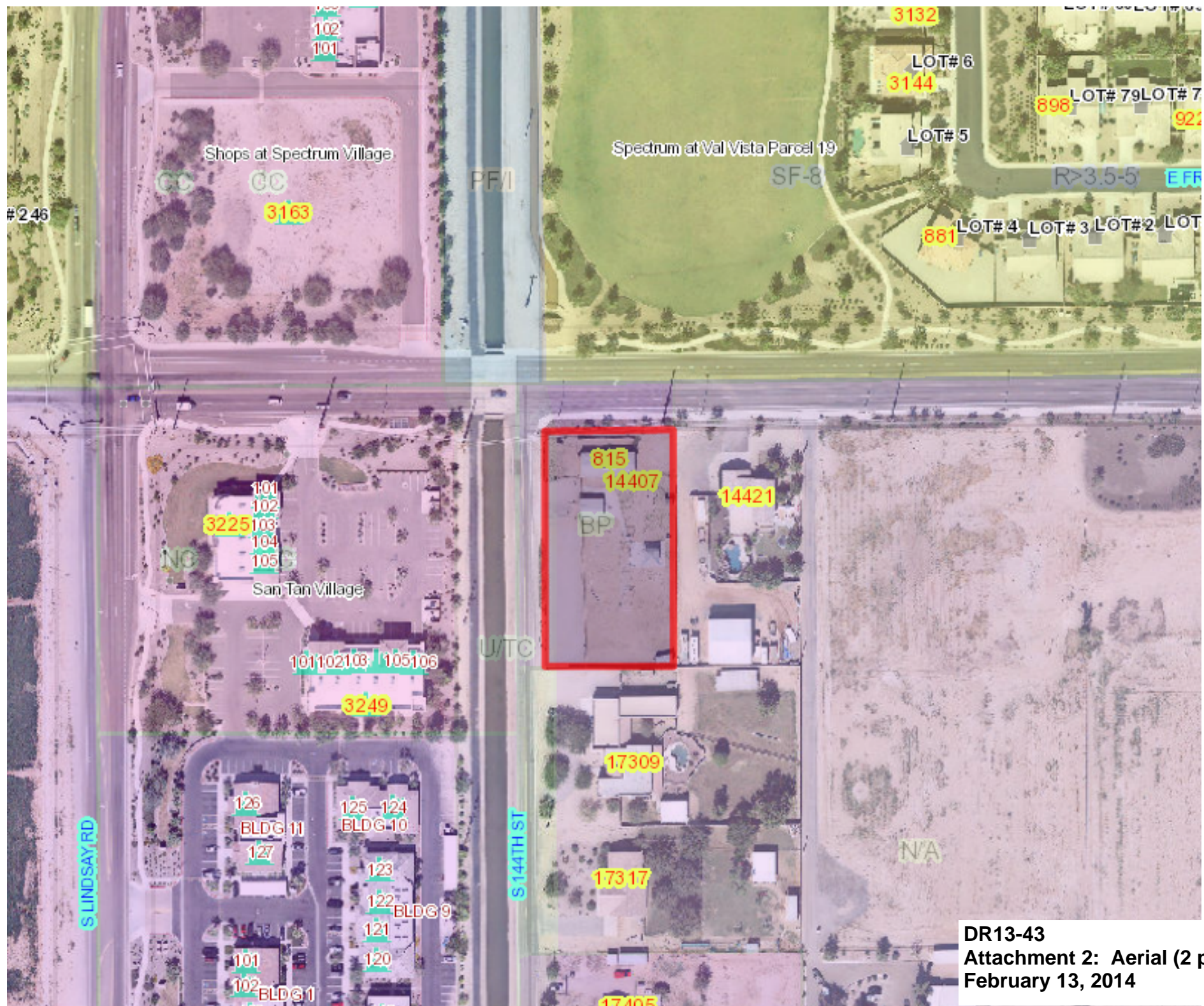
**JURISDICTION**

 GILBERT  
 COUNTY\_IN

0 95 190 380 Feet







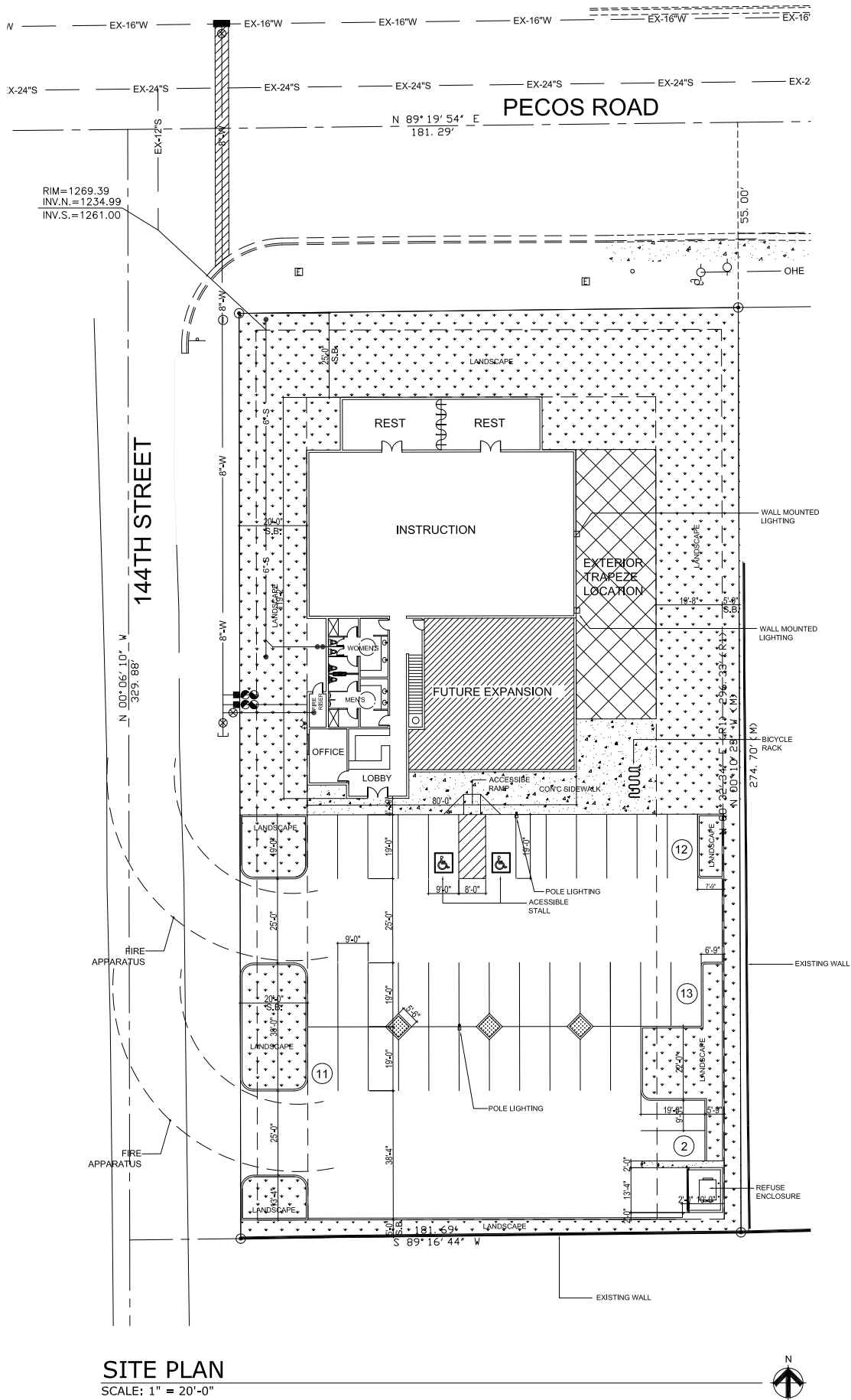


## Maricopa County Parcels

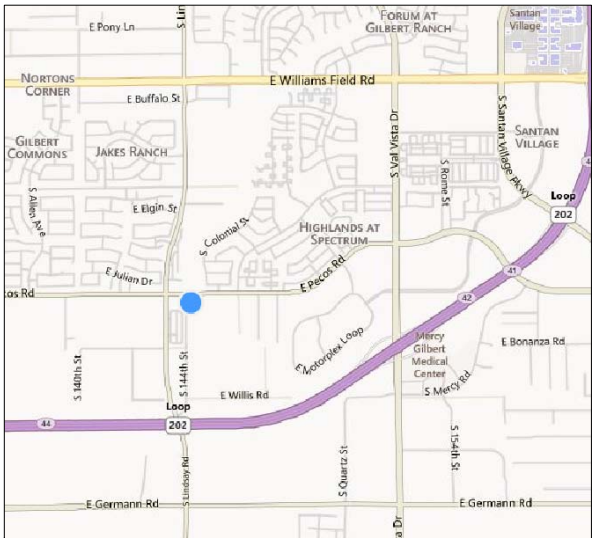


<b>Parcel:</b>	304-54-021J	<b>Report Date:</b>	12/09/2013
<b>Owner:</b>	LAZARUS CARIN CARTER	<b>Unique Location Characteristics:</b>	Corner
<b>Property Address:</b>	815 E PECOS RD, GILBERT, AZ 85295	<b>Lot Size:</b>	40,812
<b>Local Jurisdiction:</b>	GILBERT	<b>Main Living Area:</b>	
<b>MCR:</b>		<b>Construction Year:</b>	
<b>Subdivision Name:</b>		<b>Improvement Class:</b>	
<b>Lot:</b>		<b>Bath Fixtures:</b>	
<b>Elementary School:</b>	GILBERT UNIFIED SCHOOL DISTRICT	<b>Parking:</b>	
<b>High School:</b>	GILBERT UNIFIED #41	<b>Pool:</b>	
<b>2014 FCV:</b>	\$131,100	<b>Last Sale Price/Sale Date:</b>	\$0 /

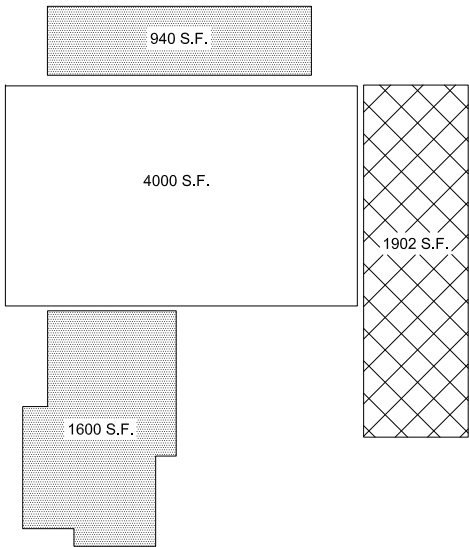
**Disclaimer:** The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa county Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.



**SITE PLAN**  
SCALE: 1" = 20'-0"



**VICINITY MAP**  
N.T.S.



**SQUARE FOOTAGE PLAN**  
SCALE: 1" = 20'-0"

**SQUARE FOOTAGE CALCULATION:**

**BUILDING AREA**  
- INSTRUCTIONAL SERVICES : 4,000 S.F.  
- BUSINESS SERVICES : 2,540 S.F.  
**TOTAL: 6,540 S.F.**  
**ENTERTAINMENT AND RECREATION(OUTDOOR): 1,902 S.F.**

**BUILDING CODE:**

2012 International Building Code  
2012 International Residential Code  
2012 International Mechanical Code  
2012 International Plumbing Code  
2012 International Fuel Gas Code  
2006 International Energy Conservation Code  
2012 International Fire Code  
2011 National Electrical Code  
The Arizonans with Disabilities Act and Implementing Rules  
Building and Construction Regulations Code of the Town of Gilbert, Arizona - 2013 Edition

**PROJECT NARRATIVE:**

WE ARE PROPOSING TO BUILD A NEW GROUND UP 6,540 S.F. TRAPEZE SCHOOL WITH NEW PARKING LOT AND LANDSCAPING. THERE WILL ALSO BE AN OUTDOOR TRAPEZE STRUCTURE FOR OUTDOOR TRAINING USE.

**PROJECT DATA:**

APN: 304-54-021J

EXISTING ZONE: BP

TOTAL NET SITE AREA = 40,808 S.F.  
= 0.937 AC.

TOTAL GROSS BUILDING AREA = 6,540 S.F.

LOT COVERAGE % = 6,540 / 40,808 X 100 = 16.03 %

TOTAL LANDSCAPE AREA = 13,258 S.F.

LANDSCAPE AREA COVERAGE % = 13,258 / 40,808 X 100 = 32.49 %

**PARKING CALCULATION:**

- INSTRUCTIONAL SERVICES : 4,000 S.F. / 200 = 20  
- BUSINESS SERVICES: 2,540 S.F. / 250 = 10.2  
- ENTERTAINMENT AND RECREATION(OUTDOOR) = 2

TOTAL PARKING REQUIRED  
(PER TOWN OF GILBERT LAND DEVELOPEMENT CODE 4.204) : 33  
TOTAL PARKING PROVIDED : 38

TOTAL ACCESSIBLE PARKING REQUIRED (PER 2006 IBC 1106.1) : 2  
TOTAL ACCESSIBLE PARKING PROVIDED : 2

TOTAL BICYCLE RACK REQUIRED  
(PER TOWN OF GILBERT LAND DEVELOPEMENT CODE 4.2016.A.2) : 4  
TOTAL ACCESSIBLE PARKING PROVIDED : 4

PROPOSED NEW FACILITY FOR:

**TRAPEZE U**  
815 E. PECOS RD.  
GILBERT, AZ

PROJECT NAME AND ADDRESS

No.	REVISION / ISSUE	DATE



3949 North Arboles Cir, Mesa, Arizona 85207  
T: 602-882-5608 F: 480-476-0617



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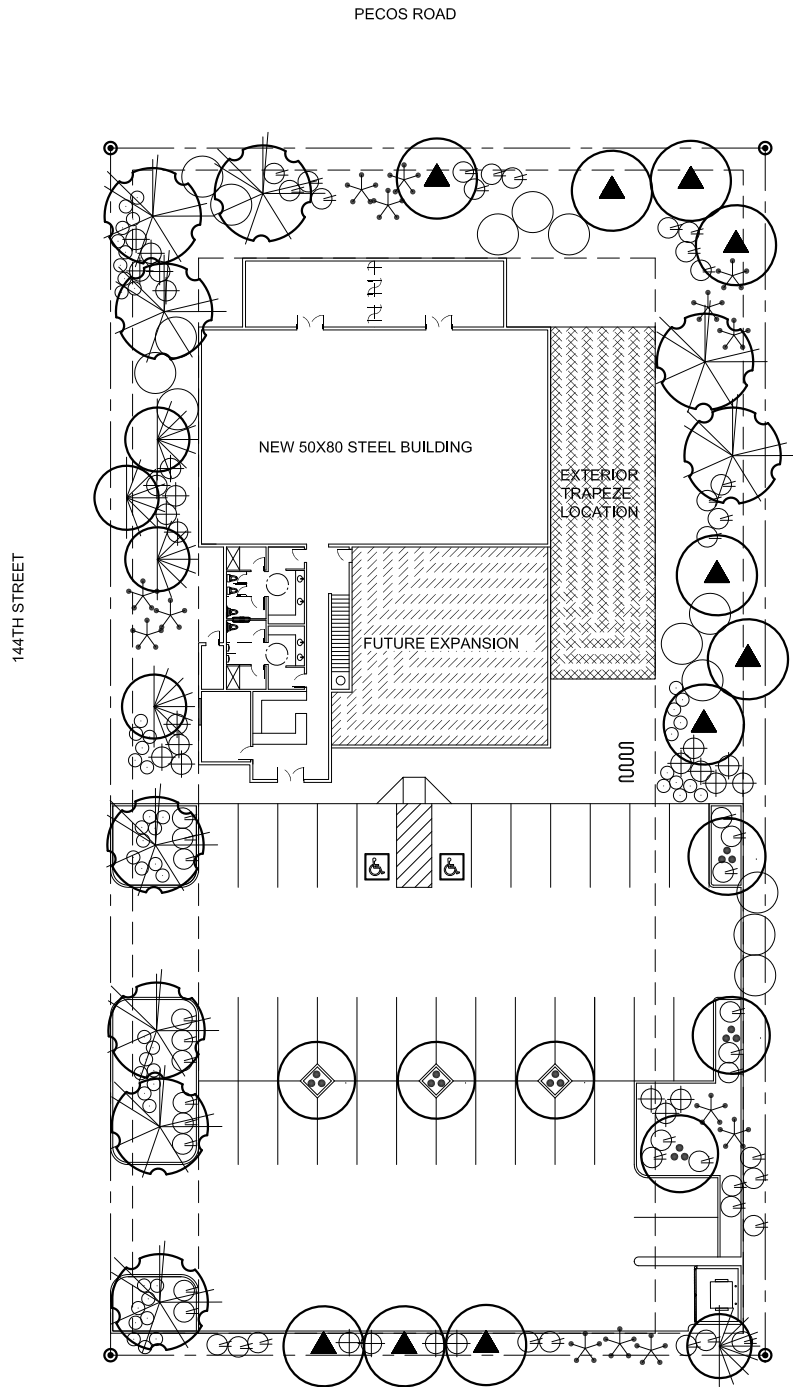
TITLE

**SITE PLAN**

SCALE	AS NOTED	DWG. No.	<b>SP2</b>
DATE	12/10/13		
CHK. BY	W.Y.	DWG. BY	
REF. No			
	H.L.		PROJECT

**DR13-43**  
**Attachment 3: Site Plan**  
**February 13, 2014**

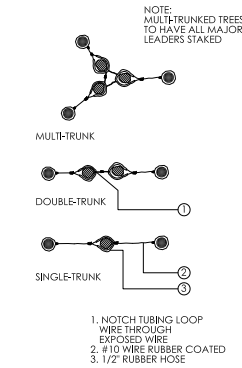




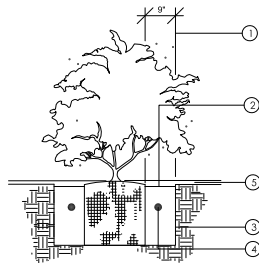
LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

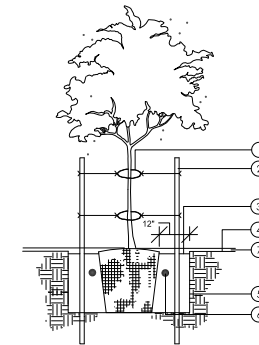
- PISTACHE 'RED PUSH'  
RED PUSH PISTACHE  
24" BOX (MATCHING) - 9
- SOPHORA SECUNDIFLORA  
TEXAS MTN LAUREL  
24" BOX - 5
- PINUS ELDERICA  
MONDEL PINE  
15 GALLON - 11
- QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX - 6
- RUPELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON - 49
- CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON - 14
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON - 14
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON - 27
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON - 52
- 1/2" SCREENED EXPRESS BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL AREAS



TREE GUYING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



DOUBLE STAKING DETAIL  
NOT TO SCALE

TOWN OF GILBERT  
LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD CONTAINING "AS-BUILTS" ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY. AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANNA) SPECIFICATIONS. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

LANDSCAPE CALCULATIONS:

- 13,258 SQ.FT. "ON SITE" LANDSCAPE AREA
- 0 SQ.FT. "OFF SITE" LANDSCAPE AREA
- 13,258 SQ.FT. "TOTAL" LANDSCAPE AREA
- 40,812 SQ.FT. NET SITE AREA
- 32% LANDSCAPE AREA

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE; CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
8433 East Cholla St., Suite 101  
Scottsdale, Arizona 85260  
P. (602) 265-0320 F. (602) 266-6619  
EMAIL: timmcqueen@tjmla.net



PROPOSED NEW FACILITY FOR:

TRAPEZE U  
815 E. PECOS RD.  
GILBERT, AZ

PROJECT NAME AND ADDRESS

No.	REVISION / ISSUE	DATE

PDC  
PARAMOUNT DESIGN & CONSULTING

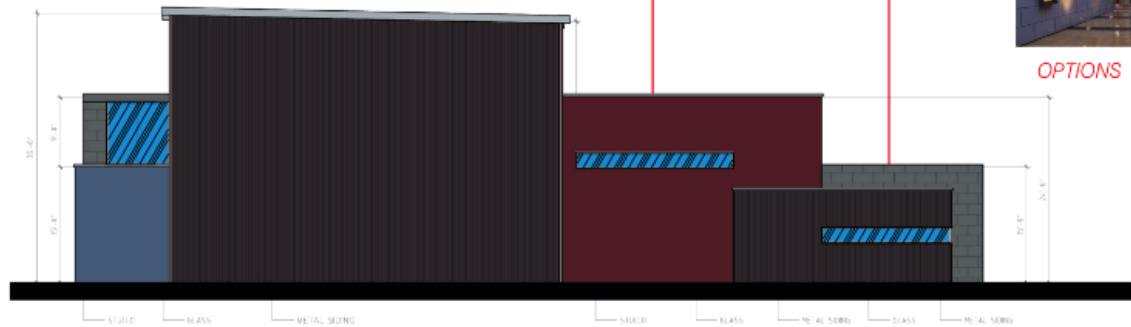
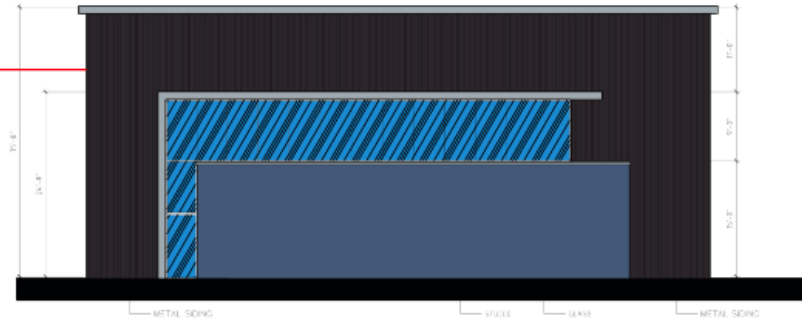
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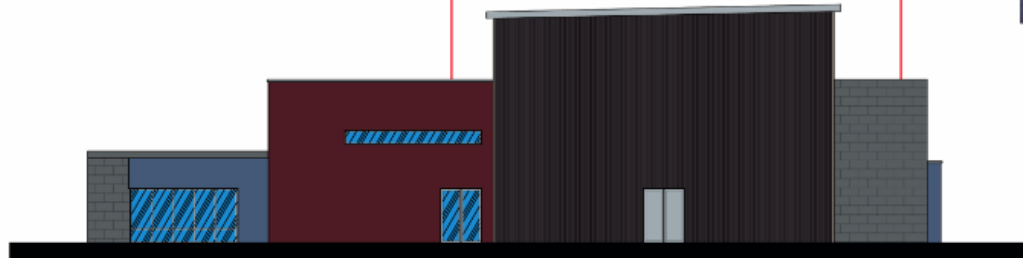
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TITLE  
LANDSCAPE  
PLAN

SCALE AS NOTED	DWG. No. La.01
DATE 12/02/13	
CHK. BY W.Y.	DWG. BY H.L.
REF. No	PROJECT

DR13-43  
Attachment 4: Landscape Plan  
February 13, 2014



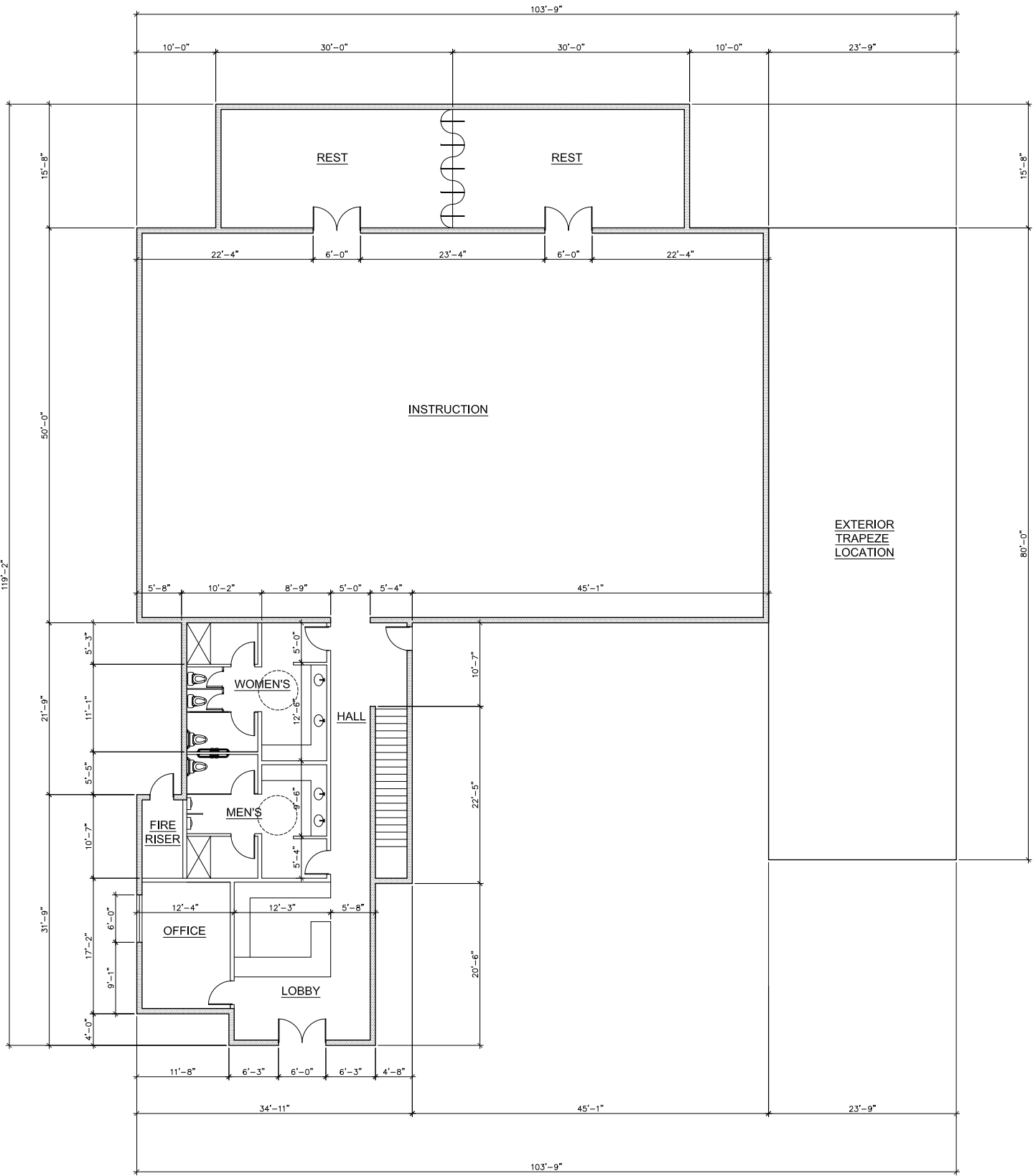


SOUTH ELEVATION (2)  
SCALE 1/8"=1'-0"

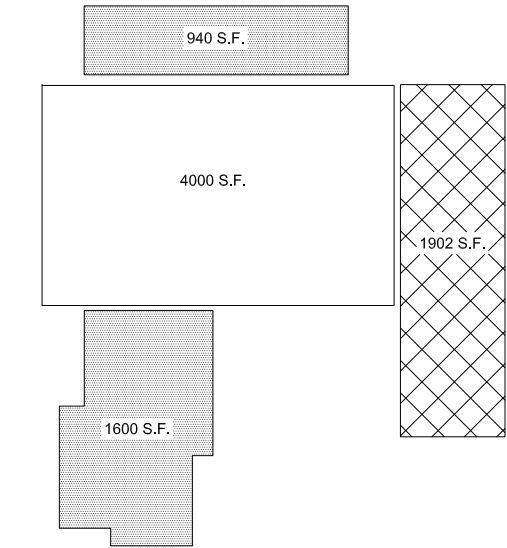


OPTIONS





FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SQUARE FOOTAGE PLAN  
SCALE: 1" = 20'-0"

SQUARE FOOTAGE CALCULATION:

BUILDING AREA		
- INSTRUCTIONAL SERVICES :	4,000 S.F.	
- BUSINESS SERVICES :	2,540 S.F.	
		TOTAL: 6,540 S.F.
ENTERTAINMENT AND RECREATION(OUTDOOR): 1,902 S.F.		

DR13-43  
Attachment 6: Floor Plan  
February 13, 2014

PROPOSED NEW FACILITY FOR:  
**TRAPEZE U**  
815 E. PECOS RD.  
GILBERT, AZ

PROJECT NAME AND ADDRESS		
No.	REVISION / ISSUE	DATE



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TITLE		
FLOOR PLAN		
SCALE	AS NOTED	DWG. No.
DATE	12/10/13	A1
CHK. BY	W.Y.	
	DWG. BY	H.L.
REF. No		PROJECT



GRADING & DRAINAGE GENERAL NOTES

1. A NOTE "ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE TOWN OF GILBERT."
2. A NOTE "THE CONTRACTOR SHALL NOTIFY THE TOWN OF GILBERT ENGINEERING DEPARTMENT AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ANY CONSTRUCTION OF INSPECTION." CALL (480) 503-6847.
3. A NOTE REGARDING THE COORDINATION BY THE DEVELOPER AND CONTACT TO AVOID THE PLACEMENT OF DRIVEWAYS IN CONFLICT WITH UTILITY SERVICES.
4. A NOTE PERTAINING TO THE RESPONSIBILITY FOR THE COORDINATION OF THE RELOCATION OF POWER POLES AND OTHER UTILITIES.
5. BACKFILL AND COMPACTION WITHIN COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST MARICOPA COUNTY SPECIAL PROVISIONS FOR INSTALLATION OF UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AS PER THE 2003 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES HANDBOOK.
7. A NOTE: "CALL THE BLUE STATE CENTER (602) 263-1100, FORTY-EIGHT (48) HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES."
8. A NOTE: "ENGINEER CERTIFIES THAT HE HAS CONTACTED ALL INTERESTED UTILITY COMPANIES AND HAS TRANSFERRED ALL EXISTING AND/OR PROPOSED UTILITY LINES AND RELATED INFORMATION ONTO THESE PLANS, AND THAT HE HAS ALSO CORRECTLY PLOTTED THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENT LINES."
9. A NOTE: "THE CONTRACTOR SHALL BE REQUIRED TO INSTALL A NIGHT TIE IN FOR ANY NEW WATER LINE THAT WILL AFFECT EXISTING SERVICE SUFFICIENT TO WARRANT SAME IN THE OPINION OF THE TOWN OFF-SITE INSPECTOR."
10. A NOTE: "ALL IMPROVEMENTS WITHIN THE RETENTION BASIN AND/OR ROADWAY PARKWAYS SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF GILBERT PROCEDURES FOR DEVELOPERS AND ENGINEERS."
11. CONTRACTOR IS ADVISED THAT AN EXCAVATION AND DIRT MOVING PERMIT IS REQUIRED BY THE MARICOPA COUNTY HEALTH DEPARTMENT AND THE TOWN OF GILBERT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS PERMIT AND COMPLY WITH ITS REQUIREMENTS.

RETENTION CALCULATIONS

WEIGHTED C VALUE:

DESERT LAND SCAPE: (13,575 S.F.)x(0.70) = 9,502 S.F.

ROOFS & CONCRETE: (12,182 S.F.)x(0.95) = 11,573 S.F.

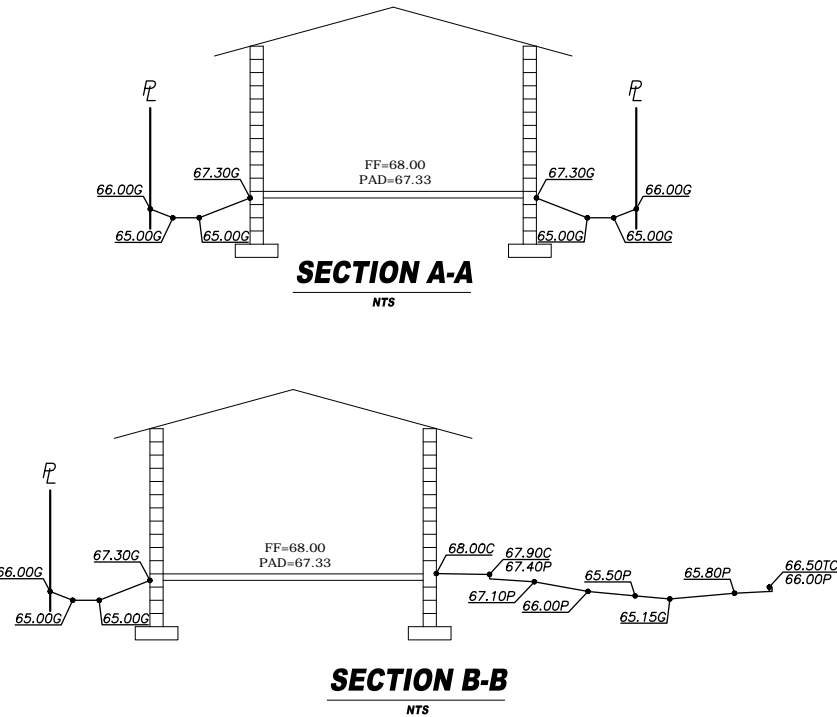
ASPHALT: (15,051 S.F.)x(0.90) = 13,582 S.F.

(9,502 S.F. + 11,573 S.F. + 13,582 S.F.) = 0.85  
40,808 S.F.

VOLUME REQUIRED = (0.25 FT)x(0.85)x(40,808 S.F.) = 8,672 C.F.

RETENTION CALCULATION

BASIN #1 BASIN #2  
(6,672 + 3,459) + 4,390 = 9,456 C.F.



DRAINAGE STATEMENT

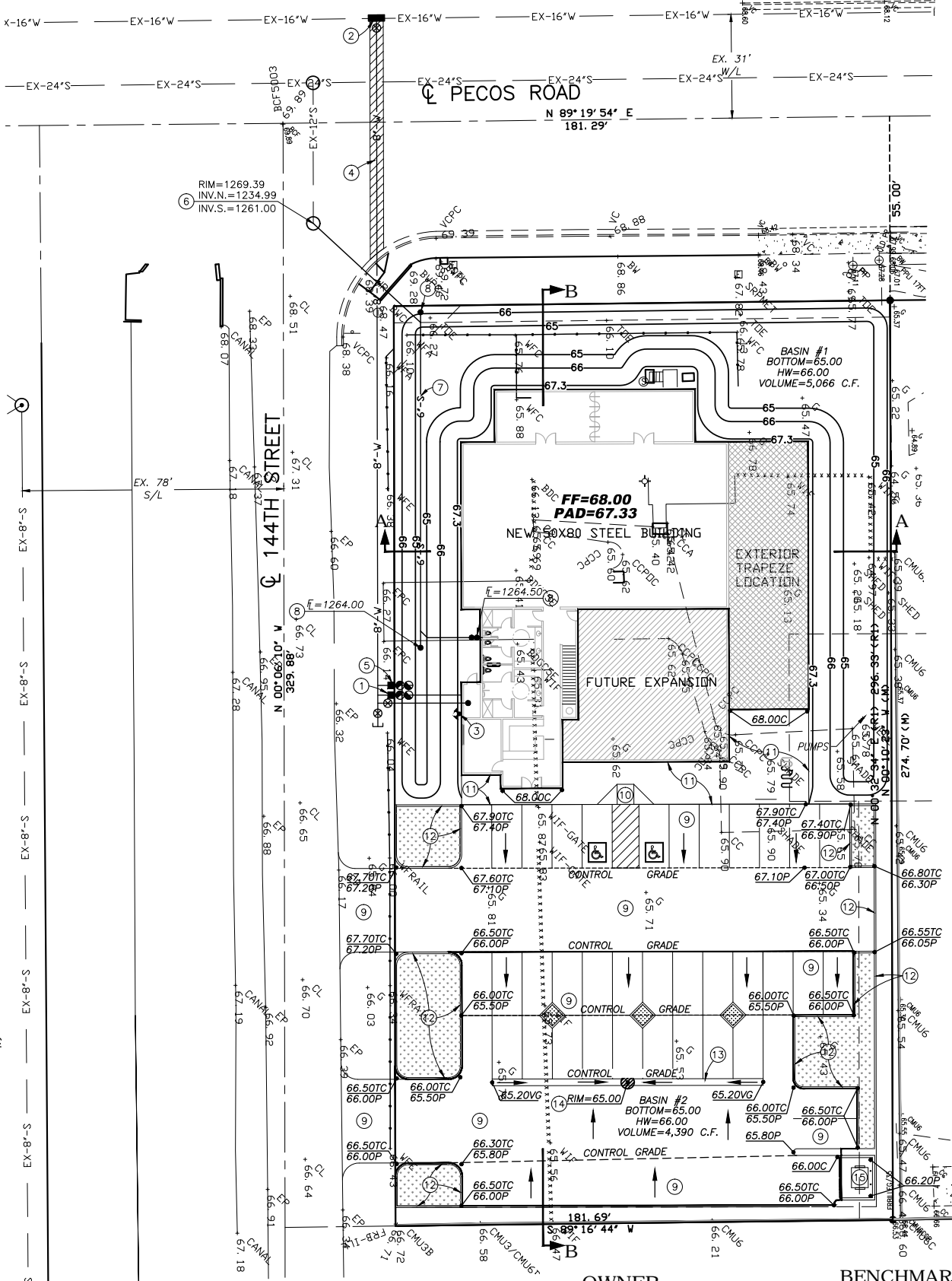
THIS SITE LIES IN 100 YEAR FLOOD PLAIN AH ZONE AT ELEVATION 1265.00 NAD29.  
(NAD29 + 1.69 = NAVD88)  
1265.00 + 1.69 = 1266.69 (NAVD88)

THE TOWN OF GILBERT REQUIRES THAT THE BUILDING BE 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION IN A PONDED FLOODPLAIN. THEREFORE THE MINIMUM 100 YEAR FLOOD ELEVATION FOR A STRUCTURE IS 1266.69 + 1.00 = 1267.69.

THIS SITE REQUIRES RETENTION OF THE 100 YEAR-2 HOUR STORM AND COMPENSATION STORAGE FOR ANY AREA FILLED UP ABOVE EXISTING GROUND TO THE 100 YEAR FLOOD ELEVATION OF 1266.69

TRAPEZE "U"

A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 5,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE  
GILA & SALT RIVER BASE & MERIDIAN  
MARICOPA COUNTY, ARIZONA.



OWNER

NAME: JIM & JANET AMERINE  
14407 E. PECOS ROAD  
GILBERT AZ. 85296

BENCHMARK

FND C.O.G. BRASS CAP IN HAND  
HOLE AT THE INTERSECTION OF  
LINDSAY RD & WILLIAMS FIELD  
ELEVATION = 1261.16

DR13-43

Attachment 7: Grading and  
Drainage Plan  
February 13, 2014

LEGAL DESCRIPTION

THE WEST 180 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 55 FEET THEREOF;

EXCEPT THE WEST 33 FEET THEREOF;

EXCEPT THE SOUTH 30 FEET THEREOF.

NOTE

THIS PROPERTY IS IN ZONE "AH" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04013C2670H, DATED SEPTEMBER 30, 2005. ZONE "AH" = FLOOD DEPTHS OF 1-3 FEET (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION = 1265.00 NAD29 = 1266.69 (NAVD88)

SITE DATA

APN: 304-54-021J  
EXISTING ZONING: BP  
TOTAL NET AREA = 40,808 S.F.  
= 0.937 AC.

CONSTRUCTION

- INSTALL 1" WATER SERVICE & METER (DOMESTIC). INSTALL 1" REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO 825-Y-1) PER T.O.G. STD. DTL. 83.
- CONNECT TO EXISTING 16" WATERLINE WITH 8"x16" STAINLESS STEEL TAPPING SLEEVE AND VALVE PER MAG STD. DTL. 340 & 391-1C.(2-TOTAL)
- INSTALL 4" FIRE RISER WITH SIAMESE CONNECTION (1 TOTAL)
- INSTALL 239 L.F. OF 8" DIP WATERLINE AND WATER VALVE PER T.O.G. STD DTL 83 TO BUILDING. SAWCUT, REMOVE AND REPLACE 31 S.Y. OF AC PAVEMENT PER TOG STD. DTL. 45.
- INSTALL 1" WATER SERVICE & METER (LANDSCAPE). INSTALL 1" REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO 825-1") PER T.O.G. STD. DTL. 83-L.
- INSTALL DROP MANHOLE PER MAG STD DTL 420, 424, 426 TYPE B.
- INSTALL 164 L.F. OF 6" SDR-35 SEWERLINE
- INSTALL SEWER CLEANOUT PER MAG STD DTL 441 (4-TOTAL).
- INSTALL 2" AC ON 6" ABC.
- INSTALL RAMP PER ARCHITECT PLAN.
- INSTALL SIDEWALK PER MAG STD DTL 230.
- INSTALL 6" EXTRUDED CURB.
- INSTALL 2' VALLEY GUTTER PER MAG STD DTL 240 (MODIFIED TO 2').
- INSTALL MAXWELL IV DRYWELL
- INSTALL TRASH ENCLOSURE PER ARCHITECT PLAN.

APPROVAL

THE AUTHORIZED REPRESENTATIVES OF THE FOLLOWING AGENCIES HEREBY ACKNOWLEDGE OR HAVE ACKNOWLEDGED THEY HAVE REVIEWED AND APPROVED THE DESIGN SHOWN BY THESE DRAWINGS. CONSTRUCTION MAY BEGIN AFTER ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED. THOSE AGENCIES NOT INVOLVED ARE INDICATED BY N/A.

TOWN OF GILBERT ENGINEERING DEPARTMENT DATE

TOWN OF GILBERT FIRE DEPARTMENT DATE

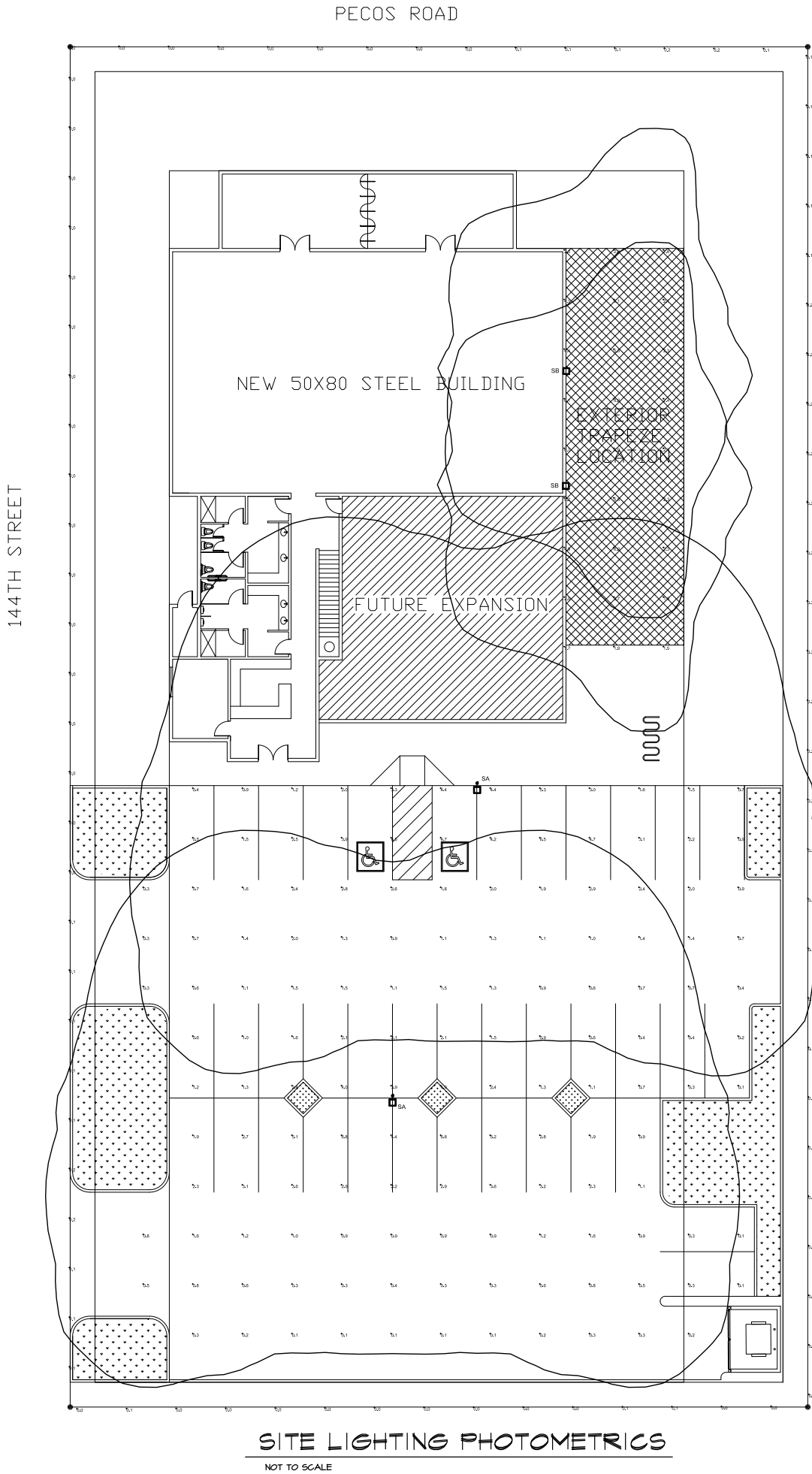


ALLEN  
CONSULTING  
ENGINEERS, INC.

3921 E. BASELINE ROAD #002  
GILBERT, ARIZONA 85234  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultingengr.com

TRAPEZE "U"  
815 E. PECOS ROAD  
APN #304-54-021J  
GRADING & DRAINAGE PLAN

JOB NUMBER	95050	SHEET	1	OF	1
DRAWING	PRELIMINARY G&D	CHECKED BY		DATE	12-11-13



SITE LIGHTING PHOTOMETRICS  
NOT TO SCALE

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SA	2	LITHONIA KAD 250M SFG 55817.5	FULL CUTOFF FIXTURE MOUNTED AT 25 FT AFG	ONE (1) 250 WATT CLEAR 8728 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_S R3_PULSE_S TART1.lm	22500	0.81	298
	SB	2	LITHONIA KAD 175M R3 VM	WALL MOUNTED AT 20 FT AFG	ONE (1) 175 WATT CLEAR 8728 METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_175M_R3 _PULSE_STA RT1.lm	14400	0.81	208

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
exterior trapeze location	+	3.9 fc	8.9 fc	1.5 fc	5.9:1	2.6:1
parking area	+	1.7 fc	6.8 fc	0.1 fc	68.8:1	17.0:1
property line calculations	+	0.1 fc	0.2 fc	0.0 fc	N / A	N / A

aSf Consultants  
Electrical  
Engineering

1831 E. Daley Lane  
Phoenix, Arizona 85024  
phone (602) 565-7720  
e-mail: asfconsultants@yahoo.com

PROPOSED NEW FACILITY FOR:

**TRAPEZE U**

815 E. PECOS RD.  
GILBERT, AZ

PROJECT NAME AND ADDRESS

No.	REVISION / ISSUE	DATE
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3949 North Arboles Cir. Mesa, Arizona 85207  
T: 602-882-5608 F: 480-478-0617



TITLE

**SITE LIGHTING  
PHOTOMETRICS**

SCALE AS NOTED		DWG. No. <b>ES1</b>
DATE 12/02/13		
CHK. BY SEF	DWG. BY SEF	
REF. No.	PROJECT	